



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-6-16 / 301 Powell Drive Subdivision

General Location: The site is located on the east side of Powell Drive, between Hillsborough Street and Western Boulevard, inside the city limits.

CAC: West

Nature of Case: This request is to approve the subdivision of a 0.43 acre parcel into two lots, zoned Residential-10 and Special Residential Parking Overlay District.

Contact: Troy Woodcock PLS

Design Adjustment: A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.3.2.A – Block Perimeters

Administrative Alternate: NA



Location Map

SUBJECT: S-6-16 / Powell Drive Subdivision

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on east side of Powell Drive, between Hillsborough Street and Western Boulevard, inside the city limits.

PIN: 0784511068

REQUEST: This request is to approve the subdivision of a 0.43 acre parcel into two lots, zoned Residential-10 and Special Residential Parking Overlay District.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That stub permits are obtained from the City of Raleigh;
 - (3) That fees-in-lieu be paid to the City for both the 6' sidewalk and for street trees along Powell Drive;
 - (4) That ½-64' of the required right-of-way, a 5' general utility placement easement and a 20' slope easement is dedicated to the City of Raleigh and shown on the final subdivision map for recording.
-

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bower (S. Barlow)
Date: 6-15-16

Staff Coordinator: Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN
THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 5/18/16

owned by Richard McGhee, submitted by Troy Woodcock PLS, McIntyre & Associates. PLLC.

ZONING:

ZONING DISTRICTS: Residential-10 and Special Residential Parking Overlay District

TREE CONSERVATION: The site is not subject to UDO Article 9.1 Tree Conservation because the site is residential and less than 2 acres size.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is / not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Powell Drive	Avenue, 2-Lane undivided	60'	½-64'	41' B-B	N/A	20'

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the West Citizen Advisory Council in an area designated as Moderate Density Residential.

**SUBDIVISION
STANDARDS:**


LOT LAYOUT: The minimum lot size in the Residential-10 District is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45' feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS:

The proposed lots will have direct access to Powell Drive. A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.3.2.A – Block Perimeters. A proposed future street connection is provided north of this proposed subdivision.



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name 301 Powell Drive Subdivision	Date Completed Application Received 5/24/2016
	Case Number S-06-2016	Transaction Number 459944

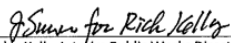
Staff Response/Recommendation

Staff supports this design adjustment due to the proposed future street connection provided north of this subdivision. See the attached map for the proposed Avenue, 2-lane undivided street section connection between Hillsborough Street at Etta Burke Court to Pylon Drive at Blue Ridge Road.

Staff Member Kathryn Beard	Support Request <input checked="" type="checkbox"/>	Does Not Support <input type="checkbox"/>
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Public Works Director's Action:

Approve Approval with Conditions Deny


 Richard L. Kelly, Interim Public Works Director

6/8/16
 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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STREETSCAPE

TYPE: A fee-in-lieu will be paid for both the 6' sidewalk and for street trees.

PEDESTRIAN:

A fee-in-lieu for a 6' sidewalk along Powell Drive.

FLOOD HAZARD:

There are no flood hazard areas on this site.

STORMWATER MANAGEMENT:

The site is claiming an exemption to active stormwater controls in accordance with UDO 9.2.2.A.3 as amended by TC-6-15, a subdivision less than one acre in aggregate size.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES:

If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 6-15-2019
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.